

SUMMARY OF FINAL ACTIONS
BY
BOARD OF COUNTY COMMISSIONERS

STANDARD AMENDMENTS
TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN
FOR MIAMI-DADE COUNTY
(Ordinance No. 10-68; October 6, 2010)

Adopted October 2009-10 Cycle Standard Amendments to the
Comprehensive Development Master Plan

October 2010

Prepared by the
Miami-Dade County Department of Planning and Zoning
111 NW 1st Street, Suite 1110
Miami, Florida 33128-1972

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INTRODUCTION

This report presents the standard amendments to the Comprehensive Development Master Plan (CDMP) which were adopted by the Miami-Dade Board of County Commissioners (Board) on October 6, 2010 (Ordinance No. 10-68) as part of the October 2009-10 CDMP Amendment Cycle.

Summary of Final Actions

Included in this document is a section titled "Summary of Final Actions by Board of County Commissioners on October 2009-10 Cycle Applications to Amend the CDMP" which lists the final actions taken by the Board on the October 2009-10 Cycle standard applications to amend the CDMP.

Adopted Standard Applications to Amend the CDMP

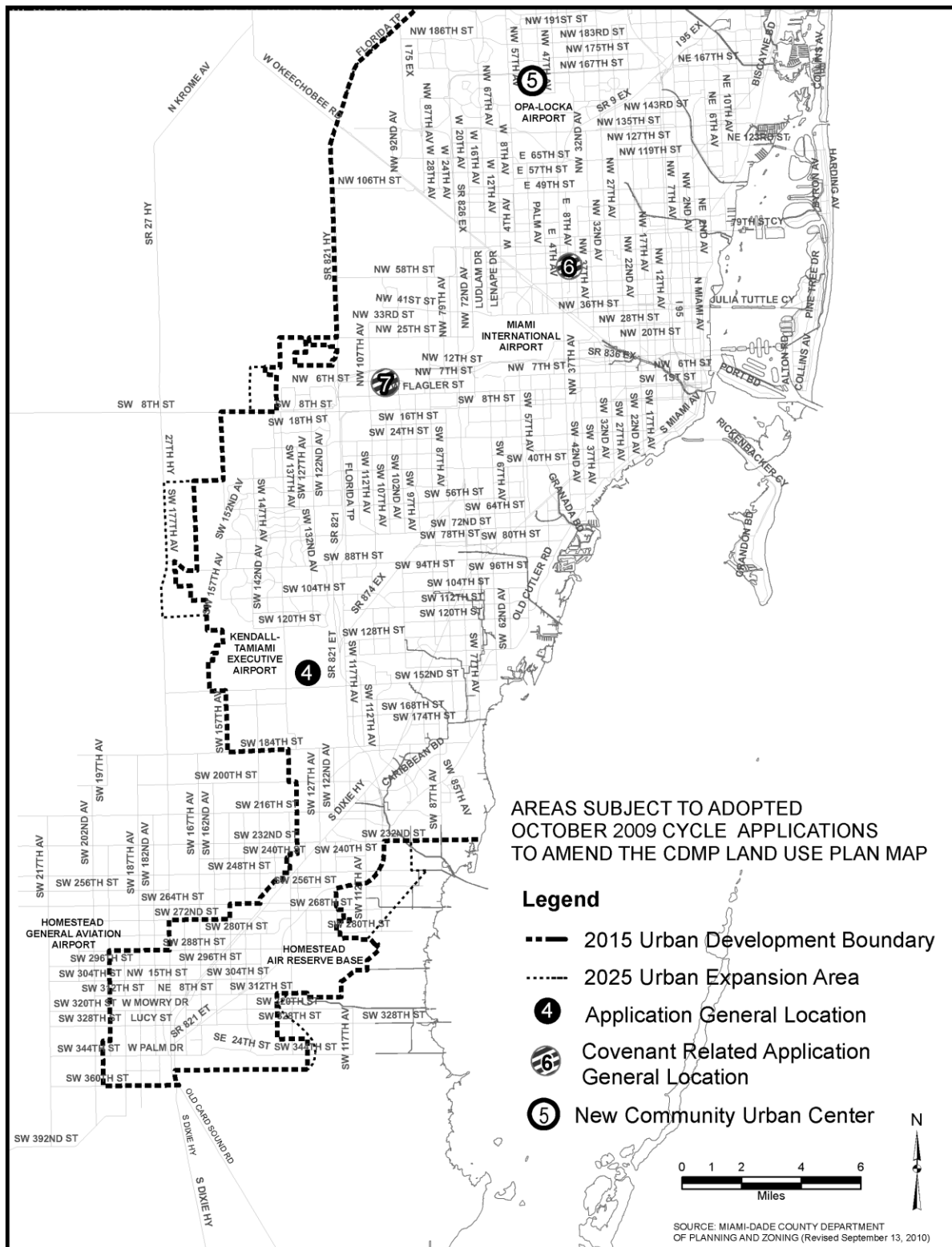
Following the "Summary of Final Actions" section is a description of the adopted October 2009-10 Cycle standard amendments to the CDMP. Application No. 4 modifies the text of the "Miami Metrozoo Entertainment Area" land use category (now "Zoo Miami Entertainment Area") in the Land Use Element to establish Areas I and II, adds "Zoo Miami Entertainment Area I" to the site currently designated on the Adopted 2015 and 2025 LUP map as "Miami Metrozoo Entertainment Area", changes the CDMP land use designation in Areas A, B, C & D of the application site, and updates the land use category and text to reflect the new name of the zoo; Application No. 5 amends the Adopted 2015 and 2025 LUP map of the CDMP to designate a new Community Urban Center; Application No. 6 deletes and replaces a previously proffered and accepted Declaration of Restrictions for Application No. 7 of the October 2005-06 CDMP Amendment Cycle; Application No. 7 deletes and replaces a previously proffered and accepted Declaration of Restrictions for Application No. 3 of the April 2007-08 CDMP Amendment Cycle; Application No. 9 adds language to the Open Land Subarea 1 (Snake-Biscayne Canal Basin) section in the Land Use Element to allow nurseries and tree farms, agriculture production, and limited raising of livestock; Application No. 11 revises Policy LU-2A in the Land Use Element to refer to provisions in the "Concurrency Management Program" in the Capital Improvements Element (CIE) and revises the text in Concurrency Management Program of the CIE on page IX-15 to reflect the level of public school facilities concurrency review for zoning actions consistent with the Interlocal Agreement for Public School Facility Planning between Miami-Dade County and Miami-Dade County Public Schools; and Application No. 12 revises Policies LU-3G and LU-3H in the Land Use Element to clarify that the super majority vote applies to text changes in the CDMP as well as Land Use Plan map amendments.

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TABLE 1
SCHEDULE OF ACTIVITIES
OCTOBER 2009-10 CDMP AMENDMENT CYCLE

Pre-application Conference for the Private Sector	September 1 - September 30, 2009
Application Filing Period	October 1 - October 31, 2009
Deadline to withdraw Application and obtain Return of Full Fee. Notify applicant of deficiencies.	November 7, 2009
Deadline for resubmittal of unclear or incomplete Applications	Seventh business day after notice of deficiency (November 16, 2009)
Applications Report published by DP&Z	December 5, 2009
Deadline for submitting Technical Reports	December 29, 2009
Deadline for submitting Declarations of Restrictions to be considered in the Initial Recommendations Report	January 27, 2010
Initial Recommendations Report released by DP&Z	February 25, 2010
Community Council(s) Public Hearing(s)	See specific dates below
Redland Community Council (14) Application No. 4 (no quorum)	7:00 pm, Thursday, March 25, 2010 South Dade Government Center 10710 SW 211 Street Cutler Bay, Florida 33189
North Central Community Council (8) Application No. 6	7:00 pm, Tuesday, March 23, 2010 Martin Luther King, Jr. Office Building 2525 NW 62 Street Miami, Florida 33147
Westchester Community Council (10) Application No. 7	7:00 pm, Thursday, March 18, 2010 West Dade Regional Library 9445 Coral Way, Miami, Florida 33165
Planning Advisory Board (PAB), acting as Local Planning Agency (LPA), Public Hearing to formulate Recommendations regarding Transmittal of Standard Amendments to DCA	April 5, 2010 County Commission Chamber 111 NW 1 Street Miami, Florida 33128
Board of County Commissioners Public Hearing and Action on Adoption of Small-Scale Amendments and Transmittal of Standard Amendments to DCA	May 5, 2010 County Commission Chamber 111 NW 1 Street Miami, Florida 33128
Transmittal to DCA for State review	May 24, 2010
Deadline for Filing Supplementary Reports by the Public	Forty-five (45) days after Commission transmittal hearing
Receipt of DCA Objections, Recommendations and Comments (ORC) report	August 9, 2010
Public Hearing and Final Recommendations: Planning Advisory Board (Local Planning Agency)	September 20, 2010 (Within 30 days after receipt of DCA ORC report)
Public Hearing and Final Action on Applications: Board of County Commissioners (BCC)	October 6, 2010 (No later than 60 days after receipt of DCA ORC report)

FIGURE 1



**SUMMARY OF FINAL ACTIONS
BY BOARD OF COUNTY COMMISSIONERS
ON OCTOBER 2009-10 CYCLE APPLICATIONS TO AMEND THE CDMP
(Ordinance No. 10-68; Adopted on October 6, 2010)**

Application Number	Applicant (Representative) Location (Size) REQUESTED CHANGE TO THE CDMP LAND USE PLAN MAP, POLICIES OR TEXT	Final Commission Action
Land Use Plan Map Amendments		
4	<p>Miami-Dade County General Service Administration/Wendy Norris, Director, Miami-Dade County General Service Administration</p> <p>Location: Southwest corner of SW 117 Avenue and SW 152 Street</p> <p><u>Requested Amendment</u></p> <p>Southwest corner of SW 152 Street and SW 117 Avenue to the northeast of the existing Miami Metrozoo (286 gross/279.38 net acres)</p> <ol style="list-style-type: none"> 1. Modify the "Miami Metrozoo Entertainment Area" land use category text in the Land Use Element to establish Areas I and II. 2. Add "Miami Metrozoo Entertainment Area I" to site currently designated on the Adopted 2015 and 2025 LUP map as "Miami Metrozoo Entertainment Area". 3. Change the land use designation on the subject property (Areas A, B, C & D) as follows: <u>Area A:</u> ±19.97 Gross Acres From: Low Medium Density Residential To: Miami Metrozoo Entertainment Area II <u>Area B:</u> ±134.75 Gross Acres From: Institutions, Utilities and Communications To: Miami Metrozoo Entertainment Area II <u>Area C:</u> ±70.9 Gross Acres From: Institutions, Utilities and Communications To: Environmentally Protected Parks <u>Area D:</u> ±60.6 Gross Acres From: Institutions, Utilities and Communications To: Miami Metrozoo Entertainment Area II 	<p>Adopt as Transmitted with Additional Changes; and instructs Staff that construction wages be consistent with the prevailing Wage Ordinance in Section 2-11.16 of Miami-Dade County Code.</p>

Application Number	Applicant (Representative) Location (Size) REQUESTED CHANGE TO THE CDMP LAND USE PLAN MAP, POLICIES OR TEXT	Final Commission Action
5	<p>Department of Planning and Zoning / Marc LaFerrier, AICP, Director</p> <p><u>Requested Amendment</u></p> <p>Amend the Adopted 2015 and 2025 LUP map to include a new Community Urban Center in the area generally bounded by NW 57 Avenue on the east, the Moors residential development on the west, NW 163 Street on the south and NW 183 Street on the north.</p>	Adopt as Transmitted
Amendments To Previously Adopted Declarations of Restrictions		
6	<p>Imperial Management, LLC / Jeffrey Bercow, Esq. & Michael J. Marrero, Esq., Bercow Radell & Fernandez PA</p> <p>Location: Southwest corner of NW 32 Avenue and NW 79 Street</p> <p><u>Requested Amendment</u></p> <p>Release/delete Previously Proffered and Accepted Declaration of Restrictions for Application No. 7 of the October 2005-06 Cycle CDMP Amendments as indicated on Page I-74.2 in the Land Use Element of the CDMP; and proffer a new Declaration of Restrictions</p>	Adopt Declaration of Restrictions as Transmitted with Additional Change
7	<p>107th Avenue Gamma, LLC / Jeffrey Bercow, Esq. & Michael Gil, Esq. Bercow Radell & Fernandez PA.</p> <p>Location: Northwest corner of NW 107 Avenue and NW 12 Street</p> <p><u>Requested Amendment</u></p> <p>Delete and Replace Previously Proffered and Accepted Declaration of Restrictions for Application No. 3 of the April 2007-08 CDMP Amendment Cycle as indicated in the Restrictions Table on Page I-74.5 in the Land Use Element of the CDMP.</p>	Adopt Declaration of Restrictions as Transmitted with Additional Change
Text Amendments		
9	<p>Vecellio & Grogan, Inc. d/b/a White Rock Quarries / Kerri L. Barsh, Esq. Greenberg Traurig</p> <p><u>Requested Amendment</u></p> <p>Revise the Open Land Subarea 1 (Snake-Biscayne Canal Basin) text in the Land Use Element of the CDMP on Page I-63 to include nurseries and tree farms in the list of allowable uses.</p>	Adopt as Transmitted

Application Number	Applicant (Representative) Location (Size) REQUESTED CHANGE TO THE CDMP LAND USE PLAN MAP, POLICIES OR TEXT	Final Commission Action
11	<p>Department of Planning and Zoning / Marc LaFerrier, AICP, Director</p> <p><u>Requested Amendment</u></p> <p>A. Revise Land Use Element Policy LU-2A to refer to provisions in the “Concurrency Management Program” in the Capital Improvements Element (CIE); and</p> <p>B. Revise the text in Concurrency Management Program of the CIE on page IX-15 to reflect the level of public school facilities concurrency review for zoning actions consistent with the Interlocal Agreement for Public School Facility Planning between Miami-Dade County and Miami-Dade County Public Schools.</p>	Adopt as Transmitted with Additional Change
12	<p>Department of Planning and Zoning / Marc LaFerrier, AICP, Director</p> <p><u>Requested Amendment</u></p> <p>Revise Policies LU-3G and LU-3H in the Land Use Element to clarify that a super majority vote applies to text changes in the CDMP as well as the Land Use Plan map amendments.</p>	Adopt as Transmitted

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**OCTOBER 2009-10 CYCLE
STANDARD AMENDMENT APPLICATION NO. 4
ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS, OCTOBER 6, 2010**

APPLICANT

Miami-Dade County
111 NW 1 Street
Miami, Florida 33128

APPLICANT'S REPRESENTATIVE

Wendy Norris, Director
General Services Administration
111 NW 1 Street, 24th Floor
Miami, Florida 33128

Adopted: Adopt as Transmitted with Additional Changes; and instructs Staff that construction wages be consistent with the prevailing Wage Ordinance in Section 2-11.16 of Miami-Dade County Code..

Description Of Amendment As Adopted:

Revise the Land Use Element on pages I-52.2 through I-52.4 as follows:

Zoo Miami Metrozoo Entertainment Area (Areas I and II)¹

This category is for tourist attractions and ancillary uses that are adjacent to the zoological park and that are themed to establish a unified Zoo Miami Metrozoo Entertainment Area. Primary uses in the Zoo Miami Metrozoo Entertainment Areas may include one or more of the following: attractions and recreation facilities (such as theme park and water park rides and attractions, family entertainment center, museums, and parks and open space) and hotels or other lodging. Certain other related and support activities such as theme-related retail concessions, food and beverage establishments, administrative offices, and passenger transportation facilities that are supportive of the primary uses may also be considered for approval in the Zoo Miami Metrozoo Entertainment Area category. The allowable primary uses shall be distributed as follows:

<u>Zoo Miami Metrozoo Entertainment Area (Areas I and II)</u>	Percent
Attractions and Recreation	60-99
Hotels or other lodging	1-40

~~The development program of the Miami Metrozoo Entertainment Area may include the following uses:~~

- ~~• Water Theme Park (23 acres)
2,500 visitors
Food service with 150 seats
500 parking spaces~~
- ~~• Family Entertainment Center (20 acres)~~

¹ Underlined words are additions and ~~strike through~~ words are deletions to the CDMP text adopted by the BCC on October 6, 2010.

Entertainment and arcade (75,000 sq.ft.)

Food service with 200 seats

275 parking spaces

- ~~Gold Coast Railroad Museum (45 acres)~~

~~New museum exhibition structures (50,000 sq.ft.)~~

~~Themed Retail (20,000 sq.ft.)~~

~~Restaurant space ancillary to the Museum (30,000 sq.ft.) with 600 seats~~

~~Transit railroad with stops throughout the Miami Metrozoo DRI site~~

~~385 parking spaces~~

- ~~Hotels (15 acres)~~

~~200 hotel rooms~~

~~275 parking spaces~~

The specific range and intensity of uses appropriate in the Zoo Miami Metrozoo Entertainment Areas may vary by location as a function of the availability of and ease of access to public services and facilities, and compatibility with neighboring development. The areas within the Zoo Miami Metrozoo Entertainment Areas designated for the water theme park, theme park rides and attractions, and the Gold Coast Railroad Museum shall have a maximum allowable floor area ratio (F.A.R.) of 0.30 and the areas designated for the family entertainment center and the hotels shall have a maximum F.A.R. of 0.40. ~~The F.A.R. shall apply only to developable areas (building structures) and shall not apply to parking facilities, landscaped areas, environmentally protected lands, and other non-buildable common areas.~~ Through the zoning review process, the use of particular sites or areas may be limited to something less than the maximum allowed in these categories. Moreover, special limitations may be imposed where necessary to protect environmental resources or to ensure compatibility with adjacent sites. Notwithstanding the foregoing, the use of the Gold Coast Railroad Museum property shall be limited to Parks and Recreation uses, museums, and ancillary food service and related retail establishments that support museum uses, as authorized pursuant to the approved General Plan and Program of Utilization (R-493-85) and Article 7 of the Home Rule Amendment and Charter, Miami-Dade County Florida, as amended from time to time.

The Zoo Miami Metrozoo Entertainment Areas shall be developed in a manner that: is consistent with the adopted goals, objectives, and policies of this plan and with all applicable environmental regulations; preserves Natural Forest Communities (NFC) and other environmentally sensitive areas that are at or adjacent to the site; enhances the quality, utility, or enjoyment of the site and its recreational, entertainment, natural, historical, or archaeological resources; and promotes a pedestrian-oriented environment and provides safe and easy transportation between the primary uses. The development program specific to each Zoo Miami Entertainment Area is as follows:

Miami Metrozoo Entertainment Area I: This area is located generally between SW 152 Street and theoretical SW 168 Street and between theoretical SW 122 Avenue and theoretical SW 132 Avenue and abuts the north side of the existing Zoo Miami. The development program of the Zoo Miami Entertainment Area I may include the following uses:

- Water Theme Park (23 acres)
2,500 visitors
Food service with 150 seats
500 parking spaces

- Family Entertainment Center (20 acres)
Entertainment and arcade (75,000 sq.ft.)
Food service with 200 seats
275 parking spaces
- Gold Coast Railroad Museum (45 acres)
New museum exhibition structures (50,000 sq.ft.)
Themed Retail (20,000 sq.ft.)
Restaurant space ancillary to the Museum (30,000 sq.ft.) with 600 seats
Transit railroad with stops throughout the Zoo Miami DRI site
385 parking spaces
- Hotels (15 acres)
200 hotel rooms
275 parking spaces

Zoo Miami Entertainment Area II: This area is located at the southwest corner of SW 152 Street and SW 117 Avenue to the northeast of the existing Zoo Miami, and east of the Zoo Miami Entertainment Area I. To further protect environmental resources, the redelineation of any NFCs within this area shall be required prior to approval of a zoning change or development order. The development program of the Zoo Miami Entertainment Area II may include the following uses:

- Resort Hotel (36 acres)
600 hotel rooms
Conference Center (130,000 sq.ft.)
Restaurants (2) with 600 seats and Bar with 50 seats
Swimming Pool/Resort Amenities
- Theme Park (174 acres)
1,500,000 visitors
Entertainment Venues (3,000 seats)
Theme Park Rides and Related Attractions
Food service with 1,200 seats

Revise the Intergovernmental Coordination Element, Table 3, on pages VIII-10 and VIII-11 as follows:

Table 3
Facilities of Countywide Significance

Department/Facility	Address	Municipality If Applicable
Water and Sewer Department (WASD)		
Hialeah/Preston WTP	1100 West 2 Ave	Hialeah
Alexander Orr WTP	6800 SW 87 Ave	
North District WWTP	2575 NE 151 St	North Miami
Central District WWTP	3989 Rickenbacker Cswy	Miami
South District WWTP	8950 SW 232 St	
South Miami Heights WTP	11800 SW 208 Street (Proposed)	
Existing and Proposed wellfields and elevated tanks under the authority of WASD Regional Pump Stations as may be identified by WASD		
Park and Recreation Department (PARD)		
Metropolitan Parks – As located by PARD		Various
Natural Area Preserves – As located by PARD		Various
Greenways – As located by PARD		Various
Special Activity Areas – As located by PARD		Various
District Parks – As located by PARD		Various
Corrections		
Pre-Trial Detention Center	1321 NW 13 St	Miami
Women’s Detention Center	1401 NW 7 Ave	Miami
Turner Guilford Knight Correctional Center	7000 NW 41 St	
Training and Treatment Center	6950 NW 41 St	
Metro West Detention Center	13850 NW 41 St	
Public Health Trust		
Jackson Memorial Hospital	1611 NW 12 Ave	Miami
Jackson South Community Hospital	9333 SW 152 St	
Ports		
Seaport	1015 North America Way	
Miami International Airport	4200 NW 21 Street	
Opa Locka Airport	4051 NW 145 Street	
Opa Locka West Airport	Sections 2 and 3, Township 52, Range 39	
Kendall-Tamiami Executive Airport	12800 SW 145 Avenue	
Homestead General Aviation Airport	28700 SW 217 Avenue	
Homestead Air Reserve Base	29050 Coral Sea Blvd	
Other facilities as may be identified by the Aviation or Seaport Departments		
Vizcaya Museum and Gardens	3251 South Miami Ave	Miami
Deering Estate	16701 SW 72 Avenue	Palmetto Bay
<u>Miami-Dade Metrozoo Zoological Park and Gardens (aka Zoo Miami)</u>	12400 SW 152 Street	

Table 3
Facilities of Countywide Significance

Department/Facility	Address	Municipality If Applicable
<u>Zoo Miami Metrozoo Entertainment Area I</u>	12400 SW 152 Street	
<u>Zoo Miami Entertainment Area II</u>	<u>12300 SW 152 Street</u>	
Miami-Dade Police Department		
Training Bureau Metro Training Center	9601 NW 58 Street	Doral
MDPD Headquarters Complex	9105 NW 25 Street	Doral
Other facilities as may be identified by the Police Department		
Miami-Dade Fire Rescue Department		
Headquarters, Emergency Operations Center, & Training Complex	9300 NW 41 Street	Doral
Other facilities as may be identified by the Fire Rescue Department		
Florida Power and Light		
Cutler Plant	14925 SW 67 Avenue	Palmetto Bay
Turkey Point Plant (Fossil)	9700 SW 344 Street	
Turkey Point Plant Nuclear	9760 SW 344 Street	
Department of Solid Waste Management		
Resources Recovery	6990 NW 97 Avenue	Doral
North Dade Landfill	21300 NW 47 Avenue	
South Dade Landfill	24000 SW 97 Avenue	
Old South Dade Landfill (Closed)	24800 SW 97 Avenue	
58 Street Landfill / Household Hazardous Waste Facility	8831 NW 58 Street	
Northeast Transfer Station	18701 NE 6 Avenue	Miami
West Transfer Station Areas	2900 SW 72 Avenue	
Central Transfer Station Areas	1150 NW 20 St	
Trash and Recycling Stations as may be identified by the Solid Waste Department		
Miami-Dade Transit		
Miami Intermodal Center		
Current and future Metrorail station facilities as identified by Miami-Dade Transit		
Miami-Dade County bus depots, rail terminals, and transportation maintenance facilities as may be identified by Miami-Dade Transit		

Amend the Adopted 2015 and 2025 Land Use Plan map of the CDMP for Miami-Dade County as follows:

To:

To: Miami Metrozoo Entertainment Area II

To: Miami Metrozoo Entertainment Area II

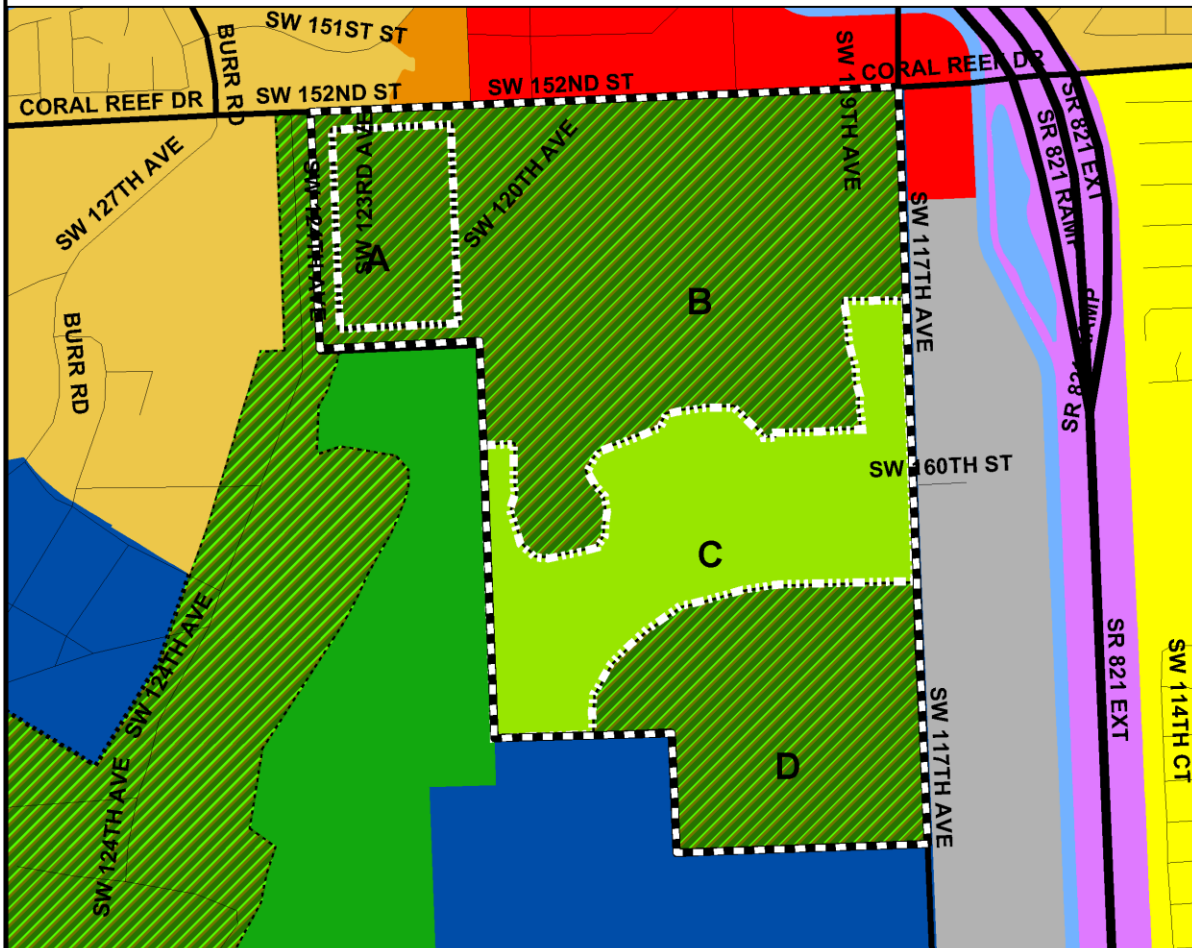
To: Environmentally Protected Parks

To: Miami Metrozoo Entertainment Area II

Acreage: ±286 Gross Acres (±279.38 Net Acres)



APPLICATION NO. 4 ADOPTED CDMP LAND USE



LEGEND

- APPLICATION AREA
- AREAS

CDMP LAND USE

- LOW DENSITY (2.5-6 DU/AC)
- LOW-MEDIUM DENSITY (6-13 DU/AC)
- MEDIUM DENSITY (13-25 DU/AC)
- INDUSTRIAL AND OFFICE
- BUSINESS AND OFFICE
- INSTITUTIONS, UTILITIES AND COMMUNICATION
- ZOO MIAMI ENTERTAINMENT AREA

STREETS

- EXPRESSWAYS
- MAJOR ROADWAYS (3 OR MORE LANES)
- MINOR ROADWAYS (2 LANES)
- ENVIRONMENTALLY PROTECTED PARKS
- PARKS AND RECREATION
- WATER
- TRANSPORTATION

Source: Miami-Dade County
Department of Planning and Zoning, October 6, 2010

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**OCTOBER 2009-10 CYCLE
STANDARD AMENDMENT APPLICATION NO. 5
ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS, OCTOBER 6, 2010**

APPLICANT

Miami-Dade County
111 NW 1 Street
Miami, Florida 33128-1972

APPLICANT'S REPRESENTATIVE

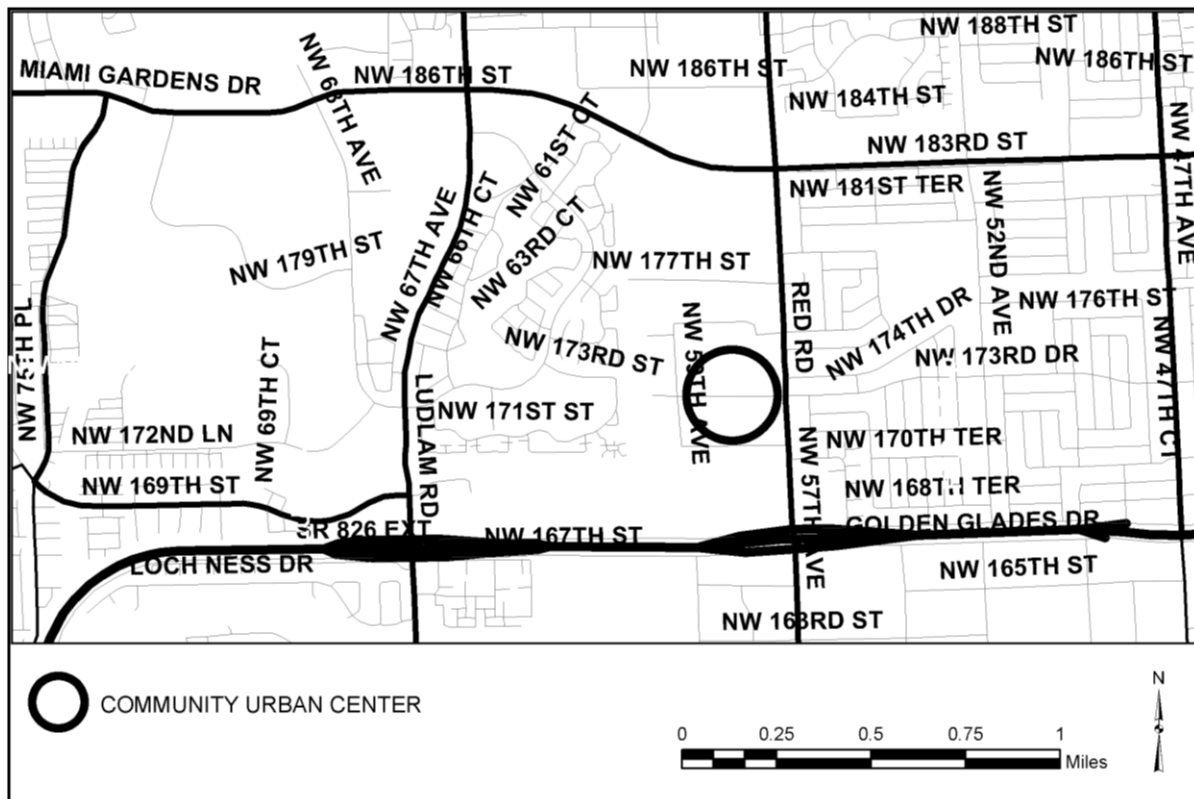
Marc LaFerrier, AICP, Director
Miami-Dade County Department of Planning and Zoning
111 NW 1 Street, Suite 1110
Miami, Florida 33128-1972

Description Of Amendment As Adopted

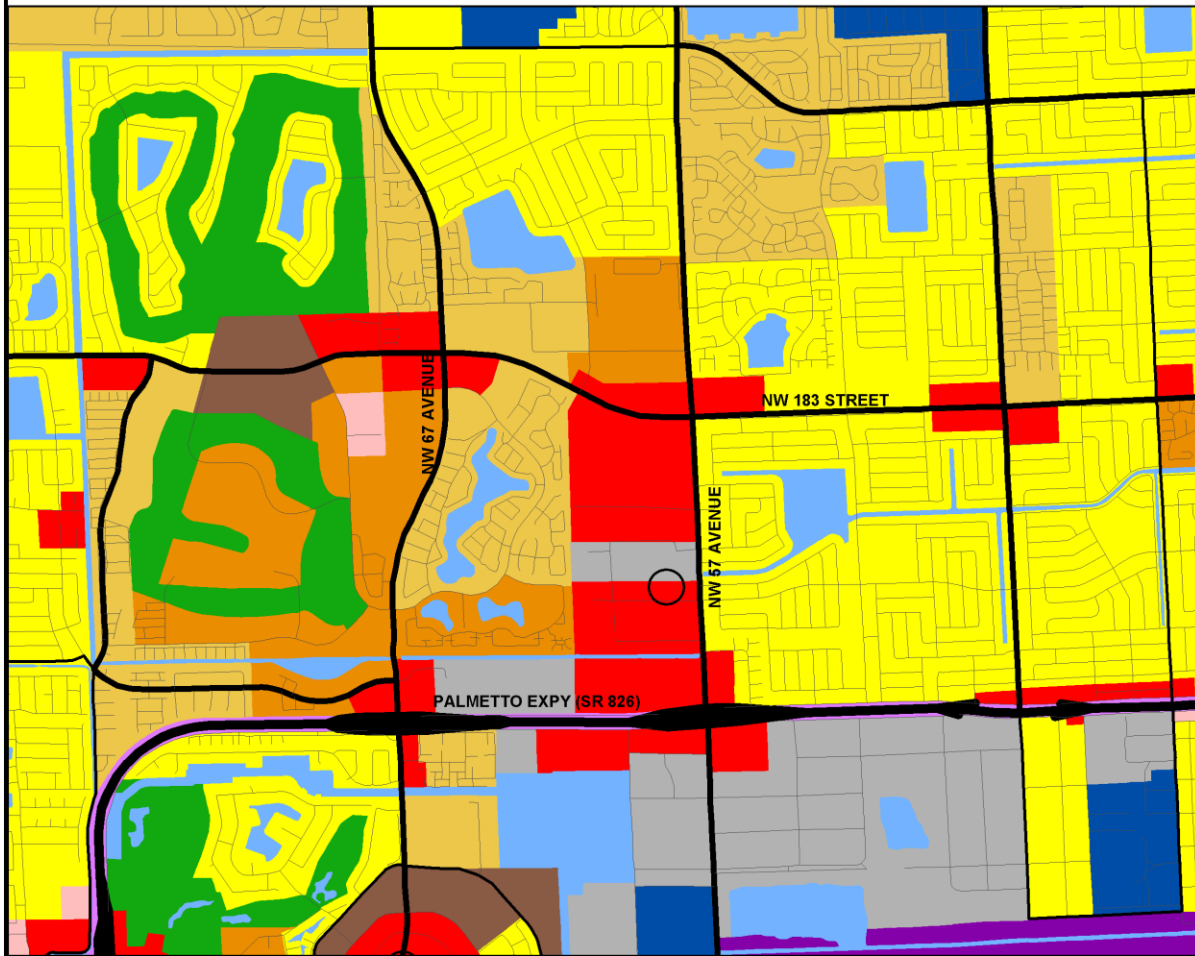
Amend the Adopted 2015 and 2025 Land Use Plan map of the CDMP for Miami-Dade County to designate a Community Urban Center.

Location: The area generally bounded by NW 57 Avenue on the east, the Moors residential development on the west, NW 167 Street on the south and NW 183 Street on the north.

Adopted: Adopt as Transmitted; Ordinance No. 10-68, Adopted October 6, 2010



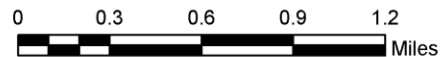
APPLICATION NO. 5 ADOPTED CDMP LAND USE



CDMP LAND USES

- LOW DENSITY RESIDENTIAL (2.5 TO 6 DU/AC)
- LOW-MEDIUM DENSITY RESIDENTIAL (6 TO 13 DU/AC)
- MEDIUM DENSITY RESIDENTIAL (13 TO 25 DU/AC)
- MEDIUM-HIGH DENSITY RESIDENTIAL (25 TO 60 DU/AC)
- INDUSTRIAL AND OFFICE
- BUSINESS AND OFFICE
- OFFICE/RESIDENTIAL
- PARKS AND RECREATION
- WATER
- TRANSPORTATION (ROW, RAIL, METRORAIL)

- EXPRESSWAYS
- MAJOR ROADWAYS (3 OR MORE LANES)
- COMMUNITY URBAN CENTER
- METROPOLITAN URBAN CENTER



Source: Miami-Dade County
Department of Planning and Zoning, October 6, 2010

**OCTOBER 2009-10 CYCLE
STANDARD AMENDMENT APPLICATION NO. 6
ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS, OCTOBER 6, 2010**

APPLICANT

Imperial Management, LLC
15800 NW 48 Avenue
Miami Gardens, Florida 33014

APPLICANT'S REPRESENTATIVE

Jeffrey Berrow, Esq. & Michael J. Marrero, Esq.
Berrow Radell & Fernandez, PA
200 South Biscayne Boulevard, Suite 850
Miami, Florida 33131

Adopted: Adopt Declaration of Restrictions as Transmitted with Additional Change; Ordinance No. 10-68, Adopted October 6, 2010.

Description Of Amendment As Adopted

Revise the text in the Restrictions Table on page I-74.2 in the Land Use Element to delete a previously proffered and accepted Declaration of Restrictions for Application No. 7 of the October 2005 Cycle of Amendments as follows:

Amendment Cycle	Appl. No.	General Location/ (Township-Range-Section)	Type of Restriction	Summary of Restrictions
October 2005-2006	7	3200 and 3500 NW 79 Street west of NW 32 Avenue / (53-41-9)	Declarations of Restrictions	Prohibits residential use; limits development to retail use, to include one single retail use of at least 100,000 square feet.

Revise the text in the Restrictions Table on page I-74.9 in the Land Use Element to add a new Declaration of Restrictions for Application No. 6 of the October 2009 Cycle of Amendments as follows:

Amendment Cycle	Appl. No.	General Location/ (Township-Range-Section)	Type of Restriction	Summary of Restrictions
<u>October 2009-2010</u>	<u>6</u>	<u>Southwest corner of NW 32 Avenue and NW 79 Street / (53-41-09)</u>	<u>Declarations of Restrictions</u>	<u>Residential density on the property shall be limited to no more than 1,200 dwelling units. Prior to plat approval, the owner shall work with Miami-Dade Transit to accommodate future transit facilities within the property, including bus shelters, pull-out bays, and other facilities by allowing transit-related encroachments onto the property. The owner shall also provide pedestrian accommodations for transit connectivity within the property, consistent with Policy LU-7B of the CDMP.</u>

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**OCTOBER 2009-10 CYCLE
STANDARD AMENDMENT APPLICATION NO. 7
ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS, OCTOBER 6, 2010**

APPLICANT

107th Avenue Gamma, LLC
1717 Collins Avenue
Miami Beach, Florida 33139

APPLICANT'S REPRESENTATIVE

Michael W. Larkin, Esq. & Michael A. Gil, Esq.
Bercow Radell & Fernandez, PA
200 South Biscayne Boulevard, Suite 850
Miami, Florida 33131

Adopted: Adopt Declaration of Restrictions as Transmitted with Additional Change; Ordinance No. 10-68, Adopted October 6, 2010

Description Of Amendment As Adopted

Revise the text in the Land Use Element in the Restrictions Table on page I-74.5 to delete a previously proffered and accepted Declaration of Restrictions for Application No. 3 of the April 2007 CDMP Amendment Cycle as follows:

Amendment Cycle	Appl. No.	General Location/ (Township-Range-Section)	Type of Restriction	Summary of Restrictions
April 2007- 2008	3	Northwest corner of NW 107 Avenue and NW 12 Street / (53-40-31)	Declaration of Restrictions	The maximum Development Program (MDP) is 1,050 dwelling units or 1,701,000 sq. ft., 799,900 sq. ft. of retail/service space, 430 hotel rooms or 225,000 sq. ft. and 225,000 sq. ft. of office space; allows for amending the MDP if the entire property is designated as a Metropolitan Urban Center. Provides for a minimum of 10% of dwelling units for workforce housing; funds and constructs a Metrobus terminal with a 260-space garage that will be dedicated to the County; funds and constructs certain roadway improvements; implements "New Urbanism" design principles; incorporates LEED standards, "Florida Friendly" landscaping and water conservation measures. The Applicant agrees not to obtain a Certificate of Occupancy (CO) for any building, except the Public Transit Facility, until the Dolphin Fire Rescue Station has received a temporary CO or until another fire rescue station provides service to the property. The applicant will not file for any zoning proposing residential uses until the County adopts a public school

Amendment Cycle	Appl. No.	General Location/ (Township-Range-Section)	Type of Restriction	Summary of Restrictions
				facilities element, enters into the agreement with the School Board and amends the CDMP to implement school concurrency.

Revise the text in the Land Use Element in the Restrictions Table on page I-74.9 to add a new Declaration of Restrictions for Application No. 7 of the October 2009 CDMP Amendment Cycle as follows:

Amendment Cycle	Appl. No.	General Location/ (Township-Range-Section)	Type of Restriction	Summary of Restrictions
<u>October 2009-2010</u>	<u>7</u>	<u>Northwest corner of NW 107 Avenue and NW 12 Street (53-40-31)</u>	<u>Declarations of Restrictions</u>	<u>The maximum Development Program (MDP) is 1,050 dwelling units or 1,701,000 sq. ft., 799,900 sq. ft. of retail/service space, 430 hotel rooms or 225,000 sq. ft. and 225,000 sq. ft. of office space. Owner may increase density/intensity of MDP land use categories provided cumulative impact of reallocated land uses does not exceed the PM peak hour trips or the average/maximum daily potable water demand for the MDP. Owner shall incorporate a MetroBus terminal for multiple MetroBus routes, which shall include a maximum of ten (10) saw-tooth bus bays, the driveway network serving the bays, 260 parking spaces in a garage, transit-oriented commercial uses not to exceed a maximum of 10,000 square feet, and transit lounge. The Owner agrees to fund and construct the terminal pursuant to a phased development schedule. Phase I, including the surface parking lot with 189 parking spaces, will be constructed by August 31, 2012. Phase II, including the parking garage, will be constructed within five years from effective date of the user operations agreement. Owner agrees to reserve a portion of dedicated land to County for a possible future MetroRail station. The Owner shall fund and construct certain roadway improvements; support the creation of a non-ad valorem fire assessment fee; implement design guidelines contained in Exhibit C; all buildings on property shall be LEED certified; provide for a minimum of 10% of dwelling units for workforce housing; and incorporate water conservation measures into the design, construction and operation of residential and commercial development.</u>

**OCTOBER 2009-10 CYCLE
STANDARD AMENDMENT APPLICATION NO. 9
ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS, OCTOBER 6, 2010**

APPLICANT

Vecellio and Grogan, Inc. d/b/a White Rock Quarries

APPLICANT'S REPRESENTATIVE

Kerri Barsh, Esq.
Greenberg Traurig
1221 Brickell Avenue
Miami, Florida 33131

Adopted: Adopt as Transmitted; Ordinance No. 10-68, Adopted October 6, 2010.

Description Of Amendment As Adopted

Revise the text in the Open Land Subarea 1 (Snake-Biscayne Canal Basin) section of the Land Use Element on page I-63 as follows:

Open Land Subarea 1 (Snake-Biscayne Canal Basin). This subarea is located north of the Miami Canal (Canal-6) in northwestern Miami-Dade County. Rural residential use at 1 dwelling unit per 5 acres, limestone quarrying and ancillary uses, compatible institutional uses, public facilities, utility facilities, and communications facilities, recreational uses, nurseries and tree farms, and seasonal agriculture production¹ and the limited raising of livestock may be considered for approval in this subarea. The following uses may also be considered for approval in this subarea: parking and storage of operable, non-disabled commercial motor vehicles, including construction equipment and agricultural equipment, as defined in section 320.01, Florida Statutes, and incidental temporary parking and storage of operable, non-disabled passenger automobiles to serve such allowable uses on the same parcel (but not to include stand-alone automobile parking and storage uses such as car rental facilities). It is provided that such parking and storage uses shall be allowed only on properties larger than 20 acres, under a single ownership, and located within the area of an arc no more than 7000 lineal feet from the intersection of Okeechobee Road and the Turnpike Extension. Such parking and storage of vehicles and equipment shall be subject to the following requirements: (a) commercial vehicle storage facilities shall obtain an annual operating permit from DERM and be subject to required quarterly groundwater quality monitoring; (b) all vehicles and equipment shall be stored or parked only on paved impervious surfaces with county-approved drainage systems; (c) mechanical repair or maintenance of any kind, including truck washing, shall be prohibited; and (d) the storage, handling, use, discharge and disposal of liquid wastes or hazardous wastes shall be prohibited. Uses that could compromise groundwater quality shall not occur west of the Turnpike Extension.

Open Land Subarea 2 (Northwest Wellfield). This Open Land subarea is bounded on the north by the Miami Canal, on the east by the Turnpike Extension, on the west by the Dade-Broward Levee, and on the south by NW 25 Street between the Turnpike Extension and NW 137 Avenue and by NW 12 Street and its hypothetical extension between NW 137 Avenue and

¹ Miami-Dade County shall formulate and adopt a zoning overlay or other land development regulations specific for land designated Open Land Subarea 1 (Snake-Biscayne Canal Basin) on the CDMP Land Use Plan map to specifically address the type of agriculture production uses, and the limited raising of livestock uses that are permitted; that also considers the limited flood protection that is provided in this subarea.

the Dade-Broward Levee. Limestone quarrying and ancillary uses including the continued operation of existing cement plants, necessary and compatible institutional uses, public facilities, utility facilities, and communications facilities, recreational uses, rural residences at a maximum density of 1 dwelling unit per 5 acres and seasonal agriculture² may be considered for approval in this area, in keeping with the Northwest Wellfield Protection Plan (Board of County Commissioners Resolution R-1541-85) and Chapters 24 and 33 of the Miami-Dade County Code, and wetland protection requirements. Uses that could compromise groundwater quality shall not occur in this area. In furtherance of Board of County Commissioners Resolution R-1098-88, the creation of a State Protection Area in this subarea is also supported.

² For purposes of this chapter, seasonal agriculture means those agricultural activities which occur during the months November through April on land at natural elevation, or which occur during the months May through October on land that is, or has been bedded or filled to an elevation at or above Miami-Dade County flood criteria, and given that no additional off-site drainage will occur.

**OCTOBER 2009-10 CYCLE
STANDARD AMENDMENT APPLICATION NO. 11
ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS, OCTOBER 6, 2010**

APPLICANT

Miami-Dade County
111 NW 1 Street
Miami, Florida 33128

APPLICANT'S REPRESENTATIVE

Marc LaFerrier, AICP, Director
Department of Planning and Zoning
111 NW 1 Street, Suite 1110
Miami, Florida 33128

Adopted: Adopt as Transmitted with Additional Change; Ordinance No. 10-68, Adopted October 6, 2010.

Description Of Amendment As Adopted

Revise the text in Policy LU-2A in the Land Use Element on page I-5 as follows:

LU-2A. All development order authorizing new or significant expansion of existing urban land uses shall be contingent upon the provision of services at or above the Level of Service (LOS) standards specified in the Capital Improvements (CIE), except as otherwise provided in the "Concurrency Management Program" section of the CIE.

Revise the text in the "Concurrency Management Program" section of the CIE on page IX-15 as follows:

In its concurrency management program, Miami-Dade County shall make appropriate concurrency determinations in conjunction with the following development approval activities: 1) at the time of zoning actions, site plan approvals and subdivision approvals; 2) prior to the issuance of building permits; and 3) prior to the issuance of certificates of use and occupancy. Consideration will be given to effective measures which may be employed to mitigate traditional service impacts of developments. In general, no zoning action authorizing a new use or the expansion of an existing use and no subdivision plat or site plan shall be approved unless the facilities necessary to maintain level of service standards exist or are projected to exist when necessary to serve the development. Except [for] public schools facilities, Zoning approvals shall be based on inclusion of necessary facilities in the applicable service Element of the Comprehensive Development Master Plan, in the adopted Capital Improvements Element of the CDMP, ~~in the adopted Miami-Dade County Public Schools Facilities Work Program dated September 2007, for educational facilities,~~ or in the plan or work program of the State agency having functional responsibility for provision of the facilities. Such findings shall be included in staff recommendations to the Board of County Commissioners, Community Zoning Appeals Board (CZAB), ~~of or~~ other applicable board or agency. If the foregoing plans and programs indicate a low probability that concurrency will be met, but the necessary facilities are technically feasible, such rezoning action should be preceded by a CDMP amendment to add the necessary facilities. Alternatively, such zoning may be approved if the applicant executes a written agreement to provide the necessary facilities on a timely basis. Consistent with

Education Element Policy EDU-1F and the provisions in the Interlocal Agreement for Public School Facility Planning between Miami-Dade County and Miami-Dade County Public Schools, a Schools Planning Level Review will be conducted for zoning actions containing residential units, but such reviews will not constitute a public school concurrency review. As described below, a principal concurrency determination for adequate public school facilities will be made prior to consideration of intermediate development order, including final subdivision plats or site plan approval, or the functional equivalent. All such development approvals prior to the "Principal Concurrency Determination" will contain a notice reserving the right of the County to make its principal concurrency determination prior to issuance of building permits.

**OCTOBER 2009-10 CYCLE
STANDARD AMENDMENT APPLICATION NO. 12
ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS, OCTOBER 6, 2010**

APPLICANT

Miami-Dade County
111 NW 1 Street
Miami, Florida 33128

APPLICANT'S REPRESENTATIVE

Marc LaFerrier, AICP, Director
Department of Planning and Zoning
111 NW 1 Street, Suite 1110
Miami, Florida 33128

Adopted: Adopt as Transmitted; Ordinance No. 10-68, Adopted October 6, 2010

Description Of Amendment As Adopted

Revise the text in Policies LU-3G and LU-3H in the Land Use Element on page I-10 as follows:

- LU-3G. Any zoning action, or amendment to the ~~Land Use plan map~~ CDMP that would approve a use of property other than limestone quarrying, seasonal agriculture or permitted residential use in an area designated as Open Land on land that is, a) outside the Urban Development Boundary (UDB), and b) within one mile of the right-of-way line of any portions of Krome Avenue designated in this Plan for improvement to 4-lanes, shall require an affirmative vote of not less than five members of the affected Community Zoning Appeals Board and two-thirds of the total membership of the Board of County Commissioners then in office, where such Community Zoning Appeals Board or Board of County Commissioners issues a decision. This policy is not intended to permit any use not otherwise permitted by the CDMP. Any modification to this section to allow additional uses within the one mile distance from Krome Avenue shall require an affirmative vote of not less than two-thirds of the Board of County Commissioners then in office.
- LU-3H. Any zoning action, or amendment to the ~~Land Use plan map~~ CDMP that would approve a use of property other than seasonal agricultural use in the Dade-Broward Levee Basin or permitted residential use in an area designated as Environmental Protection, on land that is, a) outside the Urban Development Boundary (UDB), and b) within one mile of the right-of-way line of any portions of Krome Avenue designated in this Plan for improvement to 4-lanes, shall require an affirmative vote of not less than five members of the affected Community Zoning Appeals Board and two-thirds of the total membership of the Board of County Commissioners then in office, where such Community Zoning Appeals Board or Board of County Commissioners issues a decision. This policy is not intended to permit any use not otherwise permitted by the CDMP. Any modification to this section to allow additional uses within the one mile distance from Krome Avenue shall require an affirmative vote of not less than two-thirds of the Board of County Commissioners then in office.

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